

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2005**

**- CALL TO ORDER**

**MINUTES:**

PRESENT: COUNCILMAN WOLFSON and COUNCILWOMAN TARKANIAN

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, and DEPUTY CITY CLERK YDOLEENA YTURRALDE

**- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**

**MINUTES:**

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:06)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2005**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property whereby the City of Las Vegas (City) sells approximately 4.84 acres of land located in the vicinity of Owens Avenue and Main Street known as APN 139-27-502-015 to HELP Las Vegas Housing Corporation II, for the development and construction of affordable housing for low-income individuals (\$10 revenue - General Fund) - Ward 5 (Weekly)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

On 4/7/04 City Council approved an Option Agreement for Parcel 1 with HELP Las Vegas Housing Corp. II, as the developer to purchase approximately 4.84 acres of City of Las Vegas land located in the vicinity of Main Street and Owens Avenue for the development and construction of affordable housing for low-income individuals. The Department of Neighborhood Services was mailed a letter dated 12/13/04 from HELP requesting that the Option Agreement be exercised. By this Purchase and Sale Agreement, HELP Las Vegas Housing Corp. II, is now exercising the Option to Purchase.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Agreement for the Purchase and Sale of Real Property
2. Letter dated 12/13/04

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 1 be held in Abeyance to 3/15/2005. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, asked that the item be held in abeyance to the 3/15/2005 Real Estate Meeting.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:06 - 3:07)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2005**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property whereby the City of Las Vegas (City) sells approximately 3.165 acres of land located in the vicinity of Owens Avenue and Main Street known as APN 139-27-502-018 to The Salvation Army for development and construction of an affordable family housing community for low-income individuals (\$10 revenue - General Fund) - Ward 5 (Weekly)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

On 9/15/04 Council approved entering into negotiations with The Salvation Army for an Option to Purchase Agreement for approximately 3.165 acres of City land located in the vicinity of Owens Avenue and Main Street for The Salvation Army and HAND Development Company for co-development and construction of an affordable housing community for low-income individuals. The Department of Neighborhood Services was mailed letters dated 2/18/04 and 2/26/04 from The Salvation Army requesting that the Option Agreement be exercised and this Purchase and Sale Agreement is the result of those negotiations.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Agreement for the Purchase and Sale of Real Property
2. Letter dated 2/18/04
3. Letter dated 2/26/04

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 2 be held in Abeyance to 3/15/2005.**

**COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, asked that the item be held in abeyance to the 3/15/2005 Real Estate Meeting.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:07 - 3:08)

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**AGENDA SUMMARY PAGE**  
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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property whereby the City of Las Vegas (City) sells approximately 1.0 acres of land located in the vicinity of Owens Avenue and Main Street known as APN 139-21-804-004 to The Shade Tree, Inc., (Shade Tree) for their off-site expansion (\$10 revenue - General Fund) - Ward 5 (Weekly) [NOTE: Corrected APN should read 139-27-502-017]

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City is in receipt of a letter from Shade Tree dated 8/10/04 and staff received Council approval to negotiate with Shade Tree on 9/15/04. By this Purchase and Sale Agreement between the City and Shade Tree, Shade Tree is now exercising the Option to Purchase approximately one acre of land for their off-site expansion. The land requested is adjacent to the west parking lot wall of their existing property.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Agreement for the Purchase and Sale of Real Property
2. Letter dated 8/10/04

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, described the property to be located in what is known as the Mash property. A surveyor distributed the whole acreage of Mash into four more parcels, and one acre which was attached to the existing City of Las Vegas property. That property contains a building that is currently leased to Catholic Charities. Four acres were parceled out for Item 1, approximately three acres for Item 2, and one acre for Shade Tree. Shade Tree will use the property to build onto the existing parking lot and add landscaping. BRENDA DIZON, Executive Director, appeared on behalf of Shade Tree and stated that the organization welcomes the opportunity to do good by the property. She thanked the committee members, and MR. ROARK recommended approval.

MR. ROARK noted there is an error on the parcel number. The parcel number that is listed is the number prior to the redistribution and stated the correct parcel number is now 139-27-502-017.

**REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2005**

**MINUTES - Continued:**

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:08 - 3:10)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2005**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action regarding the City of Las Vegas (City) entering into negotiations with RS Consulting regarding a possible agreement whereby the City sells RS Consulting approximately 0.86 acres of land known as APN 138-03-510-003 located at the southeast corner of Lone Mountain Road and Balsam Street - Ward 6 (Mack)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The city purchased the parcel 12/96 in conjunction with future roadway, Rights-of-Way and the neighboring community center. RS Consulting (RS) expressed interest in acquiring this APN for future development plans for the area. The parcel consists of approximately 0.86 acres and the City is interested in possibly exploring the option to sell the APN to RS if their future development plans are consistent with the needs of the community and approved by the Planning Commission.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Site Map
2. Aerial Map
3. Letter dated 1/6/05

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated the City has owned the remnant land for many years. The property is located near Fire Station #9 and has a daycare center beside the property. RS Consulting has asked for an appraisal on the property as they would like to develop single family housing. He recommended approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:10 - 3:11)

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**AGENDA SUMMARY PAGE**  
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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property whereby the City of Las Vegas (City) sells approximately 2.81 acres of land located in the vicinity of Hualapai Way and Gilmore Avenue known as APN 138-07-103-006 to Lone Mountain Villas, LLC, (Lone Mountain) to develop future housing (\$758,700 revenue less shared closing costs - General Fund) - Ward 4 (Brown)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

On July 30, 2004, staff received a non-binding letter of intent from Lone Mountain for the purchase of approximately 2.81 acres of remnant land owned by the City. Lone Mountain has an Option to Purchase Agreement for five acres adjacent to this property and is purposing to build multi-family housing. Council approved entering into negotiations with Lone Mountain on 8/18/04. This location would be an ideal site for development to serve the growing demands and needs of the community for housing.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Agreement for the Purchase and Sale of Real Property

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that the City Council had allowed negotiations with Omega for the sale of the property and has returned to now function as Lone Mountain Villas, LLC. Omega created the limited liability company for the development of this property and other nearby properties. He noted there is a correction on the price of the property which now totals \$808,700. He recommended approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:11 - 3:14)

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**AGENDA SUMMARY PAGE**  
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**DEPARTMENT: ADMINISTRATIVE**

**DIRECTOR: DOUGLAS A. SELBY**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action on the Floyd Lamb State Park Transfer Agreement with the Nevada Division of Lands regarding the transfer of Floyd Lamb State Park, located south of Moccasin Road and north of Grand Teton, to the City of Las Vegas (\$1,300,000 - General Fund) - Ward 6 (Mack)

**Fiscal Impact:**

☐

**No Impact**

**Amount:**

\$1,300,000.00

☐

**Budget Funds Available**

**Dept./Division:**

Field Operations/Detention & Enforcement

☒

**Augmentation Required**

**Funding Source:**

General Fund

**PURPOSE/BACKGROUND:**

The Nevada Divisions of State Parks and State Lands were directed by Governor Guinn and authorized by Nevada State Senate Bill 444 and Assembly Bill 287 to enter into negotiations with the City of Las Vegas regarding the transfer of Floyd Lamb State Park. Both bills contain very specific guidelines regarding the possible transfer of Floyd Lamb State Park to the City of Las Vegas if the City desires such a transfer. Council, at its regular meeting on December 3, 2003, directed staff to meet the State Division of Lands and Parks to develop a proposed agreement for the transfer of the Park. City staff has met with the state staff on various occasions for the past year and developed a proposed transfer agreement.

**RECOMMENDATION:**

The 2/1/2005 Real Estate Committee and staff struck this item from the Real Estate Committee agenda and the 2/2/2005 City Council held the item in abeyance. Staff will follow direction of City Council

**BACKUP DOCUMENTATION:**

Floyd Lamb State Park Transfer Agreement

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 6 be STRICKEN. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, recommended the item be stricken.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:14)

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**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2005**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

**MINUTES:**

None.

(3:14)

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THE MEETING ADJOURNED AT 3:15 P.M.

Respectfully submitted:

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YDOLEENA YTURRALDE, DEPUTY CITY CLERK

March 1, 2005